



**8 SINGLETON ROAD
HORSHAM**

**£220,000
LEASEHOLD - SHARE OF
FREEHOLD**

- ATTRACTIVE FIRST FLOOR MAISONETTE WITH GARDEN
- SHARE OF FREEHOLD WITH THE LEASE BEING EXTENDED
- SPACIOUS DOUBLE BEDROOM
- SOUGHT AFTER PEACEFUL LOCATION
- **NO ONWARD CHAIN**
- ALLOCATED PARKING SPACE
- MODERN FITTED KITCHEN WITH AMPLE WORKTOP SPACE





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GROSS INTERNAL AREA
FLOOR 1 3.6 m² (39 sq.ft.) FLOOR 2 52.1 m² (560 sq.ft.)
TOTAL : 55.6 m² (599 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**[®]



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Eltons Estate Agents Horsham 01403 299 771
 13 - 15 Queen Street sales@eltons.co.uk
 Horsham eltons.co.uk
 West Sussex
 RH13 5AA

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